

TRANSFER

TAX

PAID

Doc # 2004005151
Book 1840 Page 101

Loan #0013287628
HUD#231-0708675-703

44-85

SPECIAL WARRANTY DEED
(Quitclaim With Covenant)

Cendant Mortgage Corporation, a banking entity having place of business at 4001 Leadenhall Road, in the City of Mt. Laurel and State of New Jersey, for consideration paid, grants to the *SECRETARY OF HOUSING AND URBAN DEVELOPMENT*, of Washington, D.C., his successors and assigns forever, **WITH QUITCLAIM COVENANT** the land situated in Waterville, County of Kennebec and State of Maine, and being more particularly described as follows:

A certain lot or parcel of land with the buildings thereon situated in Waterville in the County of Kennebec and State of Maine and bounded and described as follows:

BEGINNING at an iron pin in the easterly line of Pleasant Street and ten and seven tenths (10.7) feet northerly of the northwesterly corner of the homestead of the late Charles Allen; thence easterly eighty-five and eight tenths (85.8) feet to an iron pin, which pin is nineteen (19.0) feet northerly of a post at the westerly end of a fence; thence northeasterly thirty-six and five tenths (36.5) feet to an iron pin; thence northerly twenty-six (26) feet to an iron pin; thence easterly fifty-two and four tenths (52.4) feet to an iron pin in the westerly line of land of Victor Robichaud; thence southerly eighty-eight and two tenths (88.2) feet to an iron pin at the northeasterly corner of land of the above mentioned Allen; thence westerly along the line of said Allen one hundred sixty-five and two tenths (165.2) feet to an iron pin in the easterly line of Pleasant Street; thence northerly ten and seven tenths (10.7) feet to the point of beginning, together with a right of way twelve (12) feet in width lying next northerly of the first mentioned line, the line eighty-five and eight tenths (85.8) feet in length.

BEING the same premises conveyed to Josephat Lessard and Florence Lessard, as joint tenants, by deed of Pierre Mercier and Jeanne Mercier dated November 28, 1951 and recorded in the Kennebec County Registry of Deeds in Book 920, Page 100. Josephat Lessard died on July 3, 1971 and Florence Lessard acquired full title in the property as surviving joint tenant. The above property was conveyed by Florence Lessard to Bobby C. Campbell, Jr. by deed of even date and to be recorded herewith.

Being the same premises conveyed to the Grantor herein by deed of even dated to be recorded herewith. Reference is also made to the Judgment of Foreclosure and Sale entered in the Maine District Court, Division of Northern Kennebec on August 21, 2003, in an action entitled Cendant Mortgage Corporation vs. Bobby C. Campbell, Jr., Docket No. WAT-RE-03-29, for the foreclosure of a mortgage recorded in the Kennebec County Registry of Deeds in Book 6306, Page 128.

IN WITNESS WHEREOF, Cendant Mortgage Corporation has caused this instrument to be executed by Paul J. Dallatore, its Asst. Vice President, of thereunto duly authorized, this 23 day of January, 2004.

@ Jansen Baird Gardner & Henry

44-85

WITNESS:

Cendant Mortgage Corporation



Tasha Wilmore
Tasha Wilmore

By: Paul J. Dallatore

Its Paul J. Dallatore
Asst. Vice President

State of New Jersey
County of Burlington, ss.

1/23, 2004

Personally appeared the above-named Paul J. Dallatore, Asst Vice President
of Cendant Mortgage Corporation, and acknowledged the foregoing instrument to be his/her free act
and deed in his/her said capacity and the free act and deed of said corporation.

Melissa E. Wisher

Notary Public

Typed Name: Melissa Wisher

MELISSA E. WISHER

Notary Public of New Jersey

My Commission Expires November 29, 2008



Received Kennebec SS.
02/26/2004 10:59AM
Pages 1 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS